

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland 21202

Meeting Minutes - Final

Land Use & Transportation Committee

Thursday, February 12, 2026

9:00 AM
Virtual Du Burns Council Chamber, 4th floor, City Hall, Phone:
#1-408-418-9388, Access code: 2344 790 9996, Password:
Public, Link:<https://bmore.webex.com/bmore/j.php?MTID=me748f7f8ca55666a763f6275a4c1286f>

25-0114 (HEARING RESCHEDULED FOR 03/26/26), 25-0118, 25-0139 , 25-0066 (Work Session - No Testimony at the Session)

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 7 - Ryan Dorsey, Sharon Green Middleton, Mark Parker, Paris Gray, John Bullock, Phylicia Porter, and Zac Blanchard

ROLL CALL

ITEMS SCHEDULED FOR PUBLIC HEARING

[25-0118](#) Planned Unit Development – Designation – Tivoli Eco-Village

FOR the purpose of approving the application of Urban Green LLC, acting as authorized agent of the owner of certain real property located at 2700-2798 Tivoli Avenue, 2701-2793 Tivoli Avenue, 2700-2770 Fenwick Avenue, 1701-1711 28th Street, 1811-1813 28th Street, 2700-2740 Hugo Avenue, and 2701-2735 Hugo Avenue, to have that property designated Planned Unit Development; and approving the Development Plan submitted by the applicant; and approving a special effective date.

Sponsors: Odette Ramos

**A motion was made by Dorsey that this Ordinance be Recommended Favorably.
The motion carried by the following vote:**

Yes: 6 - Dorsey, Middleton, Parker, Gray, Porter, and Blanchard

Out-Chamber: 1 - Bullock

[25-0139](#)

Zoning – Rezoning – Conditional Use Conversion to a Commercial
Composting Facility – 6101 Bowleys Lane

FOR the purpose of changing the zoning for the property known as 6101
Bowleys Lane (Block 6195, Lot 008), as outlined in red on the
accompanying plat from the OIC Zoning District to the IMU 2 Zoning
District; permitting, subject to certain conditions, the establishment,
maintenance, and operation of a commercial composting facility on the
same property; and providing for a special effective date.

Sponsors: City Council President (Administration), Mark Parker

**A motion was made by Parker that this Ordinance be Recommended Favorably.
The motion carried by the following vote:**

Yes: 7 - Dorsey, Middleton, Parker, Gray, Bullock, Porter, and Blanchard

ITEMS SCHEDULED FOR WORKSESSION

[25-0066](#)

Zoning – Housing Options and Opportunity

FOR the purpose of amending certain provisions of the Baltimore City
Zoning Code to promote increased development of low-density multi-family
dwellings in certain residential districts; striking residential conversion
standards for single-family dwellings into multi-family dwellings; amending
certain permitted and conditional uses; amending certain bulk and yard
standards; and defining certain terms.

Sponsors: City Council President (Administration), Ryan Dorsey, Paris Gray, Zac Blanchard

This hearing was recessed

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC